



REDEVELOPMENT AGENCY AGENDA
MEETING OF: NOVEMBER 20, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:47 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, WEEKLY, and MACK

EXCUSED: MEMBER M. McDONALD

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(10:47)

2-266

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF OCTOBER 16, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with M. McDONALD excused

MINUTES:

There was no discussion.

(10:47)

2-270

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY

SUBJECT:

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE EXISTING REDEVELOPMENT AREAS

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Council acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings
2. Distribution List (Attachment A)
3. Name and title of City employees submitting Disclosure of Interest forms (Attachment B)
4. Completed filings for those persons with an interest to declare (Attachment C)

MOTION:

None required. A report was given.

MINUTES:

BARBARA JO RONEMUS, Secretary, advised that this item is in compliance with NRS 279.454 reporting requirements. By this action, the Agency acknowledges those persons filing a disclosure of interest. It is in order and no action is required. CHAIRMAN GOODMAN stressed that the delay in this reporting was obtaining the disclosure from individuals other than the Council/Agency Board.

There was no further discussion.

(10:47 – 10:48)

2-278

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO AMEND THE DURATION OF THE CITY OF LAS VEGAS REDEVELOPMENT PLAN FROM MARCH 5, 2016 TO MARCH 5, 2031, AS ALLOWED BY NEVADA REVISED STATUTES 279.438 (MULTIPLE PARCELS) - WARDS 1, 3, AND 5 (McDONALD, REESE, AND WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Pursuant to Nevada Revised Statutes 279.438, and amendments thereto promulgated during the 1999 Legislature by Assembly Bill 306, the duration of the City of Las Vegas Redevelopment Plan, having been adopted before July 1, 1987, may extend until 45 years after the original date of the adoption of the Plan, which was March 5, 1986. Therefore, the Plan may extend until March 5, 2031.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Redevelopment Area Map

MOTION:

REESE – APPROVED – UNANIMOUS with M. McDONALD excused

MINUTES:

DEPUTY CITY MANAGER STEVE HOUCHENS explained that this extends the life of the Redevelopment Agency to 2031, in accordance with State law. This practical application allows for the sale of 20-year bonds and to fulfill agreements that might exist on the tax increment. Staff recommends approval.

There was no further discussion.

(10:48 – 10:49)

2-303

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002**

DEPARTMENT: FIELD OPERATIONS**DIRECTOR: LARRY HAUGSNESS****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO A SHORT-TERM (NTE 6 MONTHS) AGREEMENT FOR PARTICIPATION IN A THEATRE PARKING VALIDATION PROGRAM AT NEONOPOLIS GARAGE, SOUTHEAST CORNER OGDEN AND 4TH - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division: Field Operations
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Disposition and Development Agreement for the Neonopolis Project does not allow CLV-RDA, as the Garage owner/operator, to participate in parking validation programs offered by the owner of the Retail Complex. Previous discussions between the owners indicate a possible need for joint validation programs. Validation options will be considered in conjunction with development of a 6th Amendment to the DDA, but short-term flexibility for theatre operations would be beneficial.

RECOMMENDATION:

Approval for the Executive Director to enter into a short-term (nte 6 months) agreement for participation in a theatre parking validation program at Neonopolis Garage, southeast corner Ogden and 4th.

BACKUP DOCUMENTATION:

Locator Map

MOTION:

WEEKLY – APPROVED as recommended, directing DEPUTY CITY MANAGER HOUCHENS to explore the possibility of extending the parking validation program to all the tenants at Neonopolis and into extending the validation program through 1/22/2003 – UNANIMOUS with M. McDONALD excused

MINUTES:

LARRY HAUGSNESS, Director, Field Operations, said this matter is in order and recommended approval. He said that the period would be extended for six months.

MEMBER MACK indicated that many of the new business owners at the Neonopolis have contacted him requesting a parking break, because many of the residents in the area have not been to Neonopolis and are

not aware of the amenities available there. Charging for parking right now might deter people from shopping at Neonopolis during the holidays. CHAIRMAN GOODMAN indicated

REDEVELOPMENT AGENCY MEETING OF NOVEMBER 20 2002

Field Operations

Item 4 - DISCUSSION AND POSSIBLE ACTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO A SHORT-TERM (NTE 6 MONTHS) AGREEMENT FOR PARTICIPATION IN A THEATRE PARKING VALIDATION PROGRAM AT NEONOPOLIS GARAGE, SOUTHEAST CORNER OGDEN AND 4TH

MINUTES – Continued:

that the theater is the only business affected by the free validation. MR. HAUGSNESS mentioned that staff is already talking to some of the other Neonopolis tenants about a reduced rate validation program.

MEMBER WEEKLY commented that he has spoken with DEPUTY CITY MANAGER HOUCHENS about the possibility of extending the validation program until the first of the year, because, as MEMBER MACK pointed out, there are many people that are not aware of the amenities at Neonopolis. Deterring people from Neonopolis at this time would be detrimental to its success.

AL GALLEG0, Las Vegas citizen, complained that people are being driven away because the validation is only good for two hours. When he drives to Neonopolis to catch a movie, he hopes the movie will only last an hour and a half so that he can then have some time left to take a stroll down Fremont Street. He encouraged the Council to do away with metered parking so that the citizens can come to the downtown area and enjoy what it has to offer, including being able to attend the Council meetings without having to worry about feeding the parking meter. In his opinion, parking meters are City gambling machines that should be outlawed.

DEPUTY CITY MANAGER HOUCHENS interjected that the City is trying to strike a balance with the parking situation, but staff will further look into accommodating the businesses through the end of this year.

DEPUTY CITY MANAGER HOUCHENS clarified for MEMBER MACK that both the Neonopolis and Stewart Street parking garages were purchased with bonds, which the City is obligated to pay with the proceeds from the parking fees. He added that the availability of parking at City Hall has increased significantly because of the parking garage. Also, the new meters are four-hour meters, and the new rate is \$1.50 per hour. MEMBER WEEKLY stressed that it is not going to break the City to extend the validation program to January 22, 2003.

NOTE: CHAIRMAN GOODMAN directed MR. HAUGSNESS to explore the possibility of extending the parking validation program to all the tenants at Neonopolis to help them get a jumpstart on business. He noted that it is important to charge those people that are using the parking but not utilizing the facilities at Neonopolis. He also requested that MR. HAUGSNESS look into changing the signage at the garage, because he has been told that it is very harsh.

There was no further discussion.

(10:49 – 10:59)

2-347

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

RESOLUTIONS:

RA-3-2002 - DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT (“OPA”) BETWEEN THE CITY OF LAS VEGAS RDA AND PH GSA, LLC AND THE DISPOSITION AND DEVELOPMENT AGREEMENT (“DDA”) BETWEEN OFFICE DISTRICT PARKING I, INC. (“ODP”) AND PH GSA, LLC TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE RDA - WARD 1 (M. McDONALD) [NOTE: THIS ITEM IS A COMPANION ITEM TO COUNCIL ITEM #56 (Real Estate) AND AND COUNCIL ITEM #59 (R-125-2002)]

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding the PH GSA LLC proposal for an IRS District Headquarters. The Redevelopment Agency is being asked to review and approve an Owner Participation Agreement (OPA) to provide Tax Increment Finance (TIF) assistance for 41% of new incremental taxes for 10 years.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map
3. Disclosure of Principals
4. RA-3-2002 - Resolution of Findings
5. Owners Participation Agreement

MOTION:

REESE – STRIKE – UNANIMOUS with M. McDONALD excused

MINUTES:

CHAIRMAN GOODMAN advised that the applicant had requested the item be withdrawn from the agenda.

(10:59 – 11:00)

2-657

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 20, 2002

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEGOS, Las Vegas resident, protested that he pays a redevelopment tax, which should entitle him to free parking in the new Stewart Street parking garage.

(11:00)

2-686

DAN CONTRARAS, Bonanza Village resident, expressed concern with statements made by a Metro representative at the last Council meeting that changes cannot be made. The same situation that was discussed at that time existed at Bonanza and Martin L. King. That corner was cleaned up and the troubles have stopped. Together change can be made. CHAIRMAN GOODMAN agreed that the comment was also unacceptable to the Council/Agency. MR. CONTRARAS stated that he came to understand that MEMBER WEEKLY was not failing to act, but that he is only one vote and the situation requires teamwork. There can only be one set of standards and the disparity between older and newer communities must be eliminated. There should be a task force similar to the one created for Meadows Village. He listed the wonderful and high-quality community projects in West Las Vegas that should be used to refute the negativity attached to West Las Vegas. The answer to drug use is treatment, not relocation. There must be education and after-school activities. He urged the elected officials to create one level playing field.

(11:01 – 11:06)

2-718

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF NOVEMBER 20, 2002
Citizens Participation

MINUTES – Continued:

MEMBER WEEKLY congratulated the Council/Agency on being named the number one place to live and the Latin Chamber of Commerce on the opening of their new, beautiful facility.

(11:06)

2-861

THE MEETING ADJOURNED AT 11:06 A.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
January 30, 2003

Barbara Jo Ronemus, Secretary